

**Schedule B-3 – Purchaser's Extras**

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Sasitharan Nadarajah

LOT NUMBER: 062 PHASE: 2

MODEL: 3000 Kahshe

P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order.

No.	DESCRIPTION	PRICE
1.	Provide and install *conduit - only* in garage for electric car charger.	
2.	Provide and install complete central vacuum system, includes one (1) machine plus one (1) hose with tools. (Orbit AU301)	
3.	Provide 8'ft Exterior French Doors - full length clear glass (comes with white coloured door frames) in lieu of patio slider at kitchen/breakfast area on main level. *Note: Exterior French doors, both doors open and must swing inward. *Top of trim may finish at a different height than main floor windows and trimmed openings.	
4.	Provide and install complete valance lighting below upper cabinets in the kitchen area. To include: Up to 6 LED light fixtures and switch. *Note: Does not include kitchen valance moulding	
5.	Provide 9'ft ceilings in unfinished basement in lieu of standard. (Does not include areas where heating ducts, plumbing pipes and structural components are required). *White paint to be applied to basement walls and ceiling.	
6.	Provide 10'ft ceilings on the main floor in lieu of standard. (Does not include areas where bulkheads are required). -Window sizes will be increased by 6" in height, based on standard white window frames. *Note: There will be an approximate 1'ft gap between the upper cabinets and bulkhead in the kitchen. -Front Door(s) and Patio Sliding Doors to be increased in height, based on standard door style. -All interior doors on the main floor be increased to 8ft. This does not include the door from house to garage (if applicable)	
7.	Provide gas line for future stove in kitchen and 110V direct line with Arc. Includes Fault protection, plus the cost to increase the gas pipe.	
8.	Provide gas line for future BBQ at rear of the house. *Note: Price has been reduced due to the addition of gas line for future stove, if option for addition of gas line for future stove is removed, the cost will be [REDACTED] plus HST.	
9.	Provide reinforcement for future chandeliers in the dining room and open area at stairs.	
10.	Provide and install upgrade shower kits (DELTA: DF-KIT24-PBR-WS) for all bathrooms on the 2 <sup>nd</sup> floor (primary ensuite, 2 <sup>nd</sup> ensuite and shared bathrooms) in lieu of standard. Net upgrades continued on page 2	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 2		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: \_\_\_\_\_

TERMS: CASH OR CHEQUE IN ADVANCE

N. SASITHARAN

PURCHASER

BELLAIRE PROPERTIES INC.

Per: \_\_\_\_\_

VENDOR

PURCHASER



## forming part of the Agreement of Purchase and Sale

BELLAIRES PROPERTIES INC.

P.E.#: 002

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install black exterior railing at front elevation in lieu of standard. *Note: Due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back.	
12.	BASEMENT WINDOW - Add two (2) windows in the basement, as per sketch. *Note: Basement window size of 30x20 is the maximum size cannot be increased.	
13.	Provide provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommodate this change. *Builder will try to accommodate centering the vent as best as possible. *Purchaser must provide all specifications for future Chimney Style Hood fan/ Exhaust fan. This item cannot be done once framing has begun.	
14.	Provide water line for future fridge in kitchen area.	
15.	Provide and install Pantry 2 Door Unit, 60 cm (2ft) deep pantry, ext height by 39" inches wide, at breakfast area, as per sketch. Price is based on Vendor's standard cabinetry.	
16.	Provide and install one (1) additional ceiling light (on separate switch switch) with Vendor's standard fixture installed in the living room (centered), as per sketch.	
17.	Provide shower enclosure approximately (2'6" to 3'ft) wide x 5'ft long in lieu of standard tub/shower in the shared bathroom, as per sketch. *Price includes standard wall tile, standard shower jamb, standard shower floor mosaics, shower light, and shower rod). **Builder will try to size the shower to 3'ft wide, however space allotted will dictate by current measurement of the tub.	
18.	Provide and install upgrade chimney style hoodfan (Name: Cyclone, Alito Collection, 30", Stainless Steel, Baffle Filter, 550CFM, Model SCB50130) in kitchen area in lieu of standard.	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
Amount to be Added to the Purchase Price as an Adjustment on Closing		
		<b>TOTAL</b>

<sup>a</sup> The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.

TEBAC: CASI DO CIEQUE IN ADVANCE

BELLAI RE PROPERTIES INC.

Per: \_\_\_\_\_  
VENDED: \_\_\_\_\_